

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
May 16, 2022  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

1. April 18, 2021

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. In an effort to social distance, capacity will be limited and overflow will be directed to the 8<sup>th</sup> Floor. All comments will be broadcast on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

None

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

2.    **PA-14-22**    **4663, 5000-5100, 5300-5400 and 5423 Joor Road** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the west side of Joor Road, south of Greenwell Street, on Tracts E, F, G and H of the former Wilderness Plantation. Sections 47, 48 and 49, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) **Related to PUD-1-22** [Application](#)
3.    **PUD-1-22**    **Joor Place Concept Plan** To rezone from Single Family Residential (A1) to Planned Unit Development (PUD) on property located on the west side of Joor Road, south of Greenwell Street, on Tracts E, F, G and H of the former Wilderness Plantation. Sections 47, 48 and 49, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) **Related to PA-14-22** [Application](#)
4.    **TA-1-22**    **Driveway Widths** Unified Development Code amendment to revise Chapter 17, Parking and Loading to establish separate standards for Single Family Detached, Semi-Detached and Attached housing types.
5.    **Case 20-22**    **10760 Industriplex Boulevard** To rezone from Heavy Commercial (C2) to Town House (A2.5) on property located on the north side of Industriplex Boulevard, west of Siegen Lane, on Tract 4-C-1-B of the A.J. Kleinpeter Property. Section 38, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) **Related to S-4-22** [Application](#)
6.    **S-4-22**    **760 @ Industriplex Subdivision** Proposed major townhome subdivision with private streets on property located on the north side of Industriplex Boulevard, west of Siegen Lane, on Tract 4-C-1-B of the A.J. Kleinpeter Property (Council District 11-Adams) **Related to Case 20-22**
7.    **Case 27-22**    **9702-9718 Greenwell Springs Road** To rezone from Light Commercial (C1) and Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) to Light Commercial Three (LC3) on property located on the south side of Greenwell Springs Road, west of Platt Drive, on Tract A-1 of the Henry W.A. Lee Tract. Sections 26 and 35, T6S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
8.    **Case 28-22**    **7670 Realtors Avenue** To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located on the south side of Realtors Avenue, east of Kornmeyer Plaza Drive, on Lot 12-A of Kornmeyer Plaza. Section 71, T7S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
9.    **Case 29-22**    **10770 Greenwell Springs Road** To rezone from Single Family Residential (A1) to Light Commercial Two (LC2) on property located on the south side of Greenwell Springs Road, east of Lassen Drive, on an approximately 1.92 acre tract of the former One Way Deliverance Ministries Property. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) [Application](#)

10. **Case 30-22 6401 Bluebonnet Boulevard, Suite 550** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the west side of Mall of Louisiana Boulevard, east of Bluebonnet Boulevard, on a portion of Parcel ML-1 of the Mall of Louisiana, Phase I and II. Section 58, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
11. **Case 32-22 4225 Nicholson Drive** To rezone from Infill Small Planned Unit Development (ISPUD) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the east side of Nicholson Drive, north of East Boyd Drive, on Tract 2B-1-C of the James T. Amiss Property. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
12. **PUD-14-06 Mickens Road, Concept Plan Revision 3** Proposed revision to reallocate Phase IV commercial area into high density residential use on property located on the southside of Mickens Road, west of Joor road on Tract A-1-A-1-C-1 of the Nell P. Stipe Tract. Section 44, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

13. **PUD-5-04 Phase 6, Pelican Lakes, Final Development Plan (Deferred from April 18 by the Planning Director)** Proposed single family residential development on property located on the south side of Burbank Drive, west of Pelican Lakes Parkway, on Tracts A-1-A-1 and B-1-A-2-A of the T.P. Stuckey Property. Section 75, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
14. **CUP-5-19 GeoPrep Academy New Middle School Building** Proposed educational building on property located on the westside of North Sherwood Forest Drive, south of Darryl Drive, on Lots 1 and 2-B-2 of the Paul Pino Tract. Section 1, T7S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
15. **S-9-22 David Gaines Property** Proposed major subdivision with private streets on property located on the east side of Old Scenic Highway (Highway 964), north of Heck Young Road, on Tracts A-1 and A-2 of the David Gaines Property and C-1-A, D-1-A and E-1 of the McGhee Tract (Council District 1-Noel) [Application](#)
16. **SS-3-22 Freddie Robinson Tract (Deferred from March 21 by the Planning Director and April 18 by Councilmember Noel)** Proposed minor subdivision with a private street on property located on the south side of Port Hudson-Plains Road, east of Samuels Road, on Tract A-1-A-2-A-1-B of the Freddie Robinson Tract (Council District 1-Noel) [Application](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**